

LOCATION MAP  
SCALE: 1" = 2000'

#### OWNERS:

JENNINGS AND HEMPHILL, LLC  
6300 RIDGLEA PLACE SUITE 1107  
FORT WORTH, TEXAS 76116  
817-763-9999 VOICE  
jason.brown@dossknight.com  
ATT: JASON BROWN

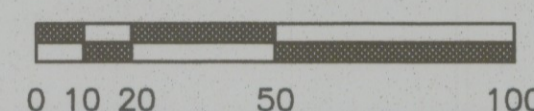
VGA LEASING, LP  
7240 CHASE OAKS BOULEVARD  
PLANO, TEXAS 75025  
817-701-8432 VOICE  
justin@jhenryinterests.com  
ATT: JUSTIN HENRY

#### SURVEYOR:

GRANT ENGINEERING, INC.  
3244 HEMPHILL STREET  
FORT WORTH, TEXAS 76110-4014  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrant3@aol.com



SCALE: 1" = 40'



LINE TABLE		
LINE	BEARING	LENGTH
L-01	N 01°28'00" E	5.00
L-02	N 87°37'00" W	40.00
L-03	S 01°28'00" W	5.00
L-04	S 01°28'00" W	5.00
L-05	S 43°42'42" E	7.21
L-06	S 87°37'00" E	5.00
L-07	S 43°42'42" E	28.81

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT JENNINGS AND HEMPHILL, LLC, AND VGA LEASING, LP, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY BY VIRTUE OF THE DEEDS RECORDED UNDER CLERK'S FILE NUMBERS D211045121 AND D212219890 AS TO JENNINGS AND HEMPHILL, LLC, AND D212024878 AS TO VGA LEASING, LP:

A 4.2348 ACRE TRACT IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING:

ALL OF LOT 1-R, BLOCK 36, JENNINGS SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN CABINET B, SLIDE 931, PLAT RECORDS, TARRANT COUNTY, TEXAS;

TOGETHER WITH ALL OF LOTS 2 AND 3 AND A PORTION OF LOT 4, BLOCK 36, JENNINGS SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AN UNRECORDED PLAT;

TOGETHER WITH THAT PORTION OF GRAINGER STREET, A PUBLIC STREET WITH A VARIABLE WIDTH, LYING BETWEEN WEST BROADWAY AVENUE ON THE NORTH, AND WEST PETER SMITH STREET, ON THE SOUTH, AS VACATED BY CITY ORDINANCE NO. 21330-07-2014;

SAID COMBINED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "Y" IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 2, AT THE INTERSECTION OF THE CURRENT SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY AVENUE, A PUBLIC STREET WITH A VARIABLE WIDTH, AND THE EAST RIGHT-OF-WAY LINE OF HEMPHILL STREET, AN 80 FEET WIDE PUBLIC STREET;

THENCE SOUTH 87°37'00" EAST ALONG THE NORTH LINE OF SAID LOT 2 AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY AVENUE, 204.00 FEET TO A FOUND 1/2" STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 2 AND IN THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET;

THENCE SOUTH 01°28'00" WEST ALONG THE EAST LINE OF SAID LOT 2 AND THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET, 5.00 FEET TO A POINT IN THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY AVENUE;

THENCE SOUTH 87°37'00" EAST ALONG THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY AVENUE, 243.39 FEET TO A POINT;

THENCE SOUTH 43°42'42" EAST, 7.21 FEET TO A POINT;

THENCE SOUTH 87°37'00" EAST, 5.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1-R, AND IN THE CURRENT WEST RIGHT-OF-WAY LINE SOUTH JENNINGS AVENUE, A 70 FEET WIDE PUBLIC STREET;

THENCE SOUTH 02°11'37" WEST ALONG THE EAST LINE OF SAID LOT 1-R AND THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID SOUTH JENNINGS AVENUE, AT 238.67 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 1-R, AND CONTINUING ALONG THE EAST LINE OF THE REMAINDER OF SAID LOT 4 AND THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID SOUTH JENNINGS AVENUE, IN ALL 390.29 FEET TO A FOUND P. K. NAIL AT THE SOUTHEAST CORNER OF SAID LOT 4 AND AT THE INTERSECTION OF THE CURRENT NORTH RIGHT-OF-WAY LINE OF WEST PETER SMITH STREET, A 40 FEET WIDE PUBLIC STREET, AND THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID SOUTH JENNINGS AVENUE;

THENCE NORTH 87°37'00" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE CURRENT NORTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET, 222.17 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 4, AND IN THE CURRENT EAST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET;

THENCE NORTH 01°28'00" EAST ALONG THE WEST LINE OF SAID LOT 4 AND THE CURRENT EAST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET, 5.00 FEET TO A POINT;

THENCE NORTH 87°37'00" WEST ALONG THE PROPOSED NORTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET, 40.00 FEET TO A POINT IN THE EAST LINE OF SAID LOT 3 AND IN THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET;

THENCE SOUTH 01°28'00" WEST ALONG THE EAST LINE OF SAID LOT 3 AND THE CURRENT WEST RIGHT-OF-WAY LINE OF SAID GRAINGER STREET, 5.00 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHEAST CORNER OF SAID LOT 3 AND IN THE CURRENT NORTH RIGHT-OF-WAY LINE OF SAID WEST PETER SMITH STREET;

THENCE NORTH 02°23'00" EAST ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET, AT 200.00 FEET PASSING THE COMMON CORNER OF SAID LOTS 3 AND 2, CONTINUING ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID HEMPHILL STREET, IN ALL 400.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.2348 ACRES (184,466 SQUARE FEET) OF LAND, MORE OR LESS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 1R1 & 2R, BLOCK 36  
JENNINGS SOUTH ADDITION  
TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 21<sup>st</sup> DAY OF OCTOBER, 2014.

JASON BROWN  
FOR JENNINGS AND HEMPHILL, LLC

JUSTIN HENRY  
FOR VGA LEASING, LP

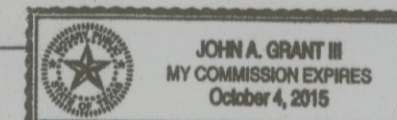
#### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 21<sup>st</sup> DAY OF October, 2014.

MY COMMISSION EXPIRES:



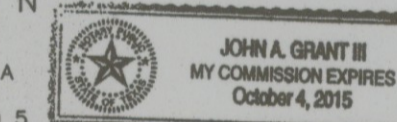
#### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN HENRY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 21<sup>st</sup> DAY OF October, 2014.

MY COMMISSION EXPIRES:



TUCKER  
ADDITION

CABINET A  
SLIDE 5105

LOT 1, BLOCK 7R

TUCKER  
ADDITION

VOL. 63  
PAGE 124

LOT 4A, BLOCK 8

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.

PLAT APPROVAL DATE: 11/7/2014

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

PLAT RECORDED BY

INSTRUMENT NO. D214244743

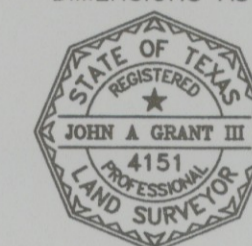
DATE 11/07/2014

## Grant Engineering, Inc.

Engineers 3244 Hemphill Street  
Surveyors Fort Worth, Texas 76110-4014  
Planners 817-923-3131

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JULY, 2013, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

#### GENERAL PLAT NOTES

- BUILDING PERMITS: NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
- UTILITY EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- WATER / WASTEWATER IMPACT FEES: THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- SIDEWALKS: SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE "SIDEWALK POLICY" PER "CITY DEVELOPMENT DESIGN STANDARDS".
- CONSTRUCTION PROHIBITED OVER EASEMENTS: NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.
- SITE DRAINAGE STUDY: THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF SITE DRAINAGE STUDY SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS, AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
- FLOODPLAIN STATEMENT: NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0305-K, EFF. DATE 9-25-09.
- DEED RESTRICTION NOTE: THIS REVISED PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
- TRANSPORTATION IMPACT FEES: THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- PARKWAY PERMIT: PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- PRIVATE COMMON AREAS AND FACILITIES: THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES, AND SAID OWNERS SHALL AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.
- PRESSURE REDUCING VALVES: PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 PSI.

#### FINAL PLAT

LOTS 1R1 & 2R, BLOCK 36  
JENNINGS SOUTH ADDITION  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

#### A REVISION OF

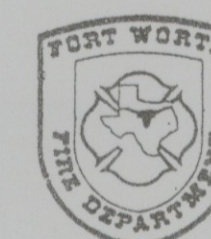
LOT 1-R, BLOCK 36  
JENNINGS SOUTH ADDITION  
AS RECORDED IN CABINET B, SLIDE 931  
PLAT RECORDS, TARRANT COUNTY, TEXAS

#### TOGETHER WITH

ALL OF LOTS 2 AND 3  
AND A PORTION OF LOT 4, BLOCK 36  
JENNINGS SOUTH ADDITION  
AN UNRECORDED PLAT

#### TOGETHER WITH

THAT PORTION OF GRAINGER STREET BETWEEN  
WEST BROADWAY AVENUE ON THE NORTH AND  
WEST PETER SMITH STREET ON THE SOUTH  
AND A FIVE FEET WIDE STRIP OF WEST BROADWAY AVENUE  
BETWEEN SOUTH JENNINGS AVENUE ON THE EAST AND  
GRAINGER STREET ON THE WEST  
AS VACATED BY CITY ORDINANCE NO. 21330-07-2014



LT RSC  
11-6-14

AUGUST, 2013

4.2348 ACRES

2 NON-RESIDENTIAL LOTS